

SUMMARY TABLE
AREA, FRONTAGE, YARD, COVERAGE AND HEIGHT REQUIREMENTS
SECTION 4.0
(in all instances reference shall be made to the specific provisions of these Regulations)

	Zones	Minimum Required Lot Area (sq. ft.)	Minimum Required Lot Frontage (ft.)	Maximum Lot Coverage (%)	Minimum Principal Front	Required Building Side	Yards (ft.) Rear	Maximum Permitted Height (stories) (feet)	Minimum Floor Area for Living Quarters per Dwelling Unit (sq. ft.)	Minimum Open Space (IN ALL RESIDENCE ZONE, FRONT YARD, REAR YARD AND TWO SIDE YARDS)
CR	Country Residence	80,000 ¹	200 ¹	15	75	35 ³	75	2 1/2 ⁶ 35	1250/1500/850 ⁷	
RR	Rural Residence	40,000 ¹	125 ¹	10	50	25 ³	50	2 1/2 ⁶ 35	1250/1340/850 ⁷	
AAA	Residence	40,000 ¹	150 ¹	15	50	25 ³	50	2 1/2 ⁶ 35	1500/1650/1150 ⁷	
AA	Residence	25,000 ¹	110 ¹	15	50	20 ³	50	2 1/2 ⁶ 35	1250/1500/1000 ⁷	
A	Residence	15,000 ¹	100 ¹	15	40 ⁸	15 ³	50	2 1/2 ⁶ 35	1000/1340/850/775 ⁷	
PC	Planned commerce ⁸	40,000 ²	150 ²	20 ¹⁰	50 ¹²	25 ⁴	25	2 1/2 35		See section 4.15.11
PBD	Planned Business & Development ⁸	60,000 ²	200 ²	20	75	25 ^{3/4}	25	2 1/2 35	N/A	Twice building coverage
PE	Planned Employment ⁸	40000 ²	150 ²	20 ¹⁰	50 ¹²	24 ⁴	25	2 1/2 35		See section 4.14.11
PT	Planned Travel ^{8/9}	10 acres ²	400 ²	20	75	50 ^{3/4/5}	50	2 1/2 35	N/A	Twice building coverage
PI	Planned Industrial ⁸	40,000 ²	150 ²	20 ¹⁰	50	25 ^{3/4/5}	25 ⁵	2 1/2 35 ¹¹	N/A	See Sec. 4.8.11
RL	Reserved Land	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R
F	Flood	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R
PAD	Planned Area Development	See specific regulations in Section 4.12								
VC	Village Commercial	20,000 ¹³	100	20,000sq ft	N/A	N/A	N/A	2 1/2 35	950 ¹⁴	N/A
VR	Village Residential	10,000	75	20	20	10	30	21/2 35	N/A	N/A

NOTES: N/A = Not Applicable

N/R = No Specific Requirements. Approval by TPZ and/or ZBA.

- Minimum required lot area for residential uses. Requirements for other permitted uses as set forth and approved by TPZ and/or ZBA.
- Some substandard lots of record and smaller legal lots of record under separate ownership may be developed and used as set forth in Section 3.10 and in the specific zone regulations.
- There shall be a minimum of two (2) side yards for each principal building, except as explained in Note #4. The requirement indicated is the minimum width for each side yard. The Owner of a corner lot may, at the time a building permit for a principal building thereon is applied for, designate which yard abutting a street shall be deemed the front yard, in which case the other yard abutting a street shall be considered a side yard requiring a minimum yard depth of 50 feet in CR zone, 40 feet in RR, AAA, AA and PI zones, and 30 feet in A zone.
- Side yard requirement may be modified or waived by TPZ in the case of a Plan of Development as set forth in the specific zone regulations.
- Additional requirements for yards and screening when the PT Zone, PI Zone or I Zone adjoins a residential use or zone. See specific zone regulations.
- Applies only to residential buildings. Height limit for other permitted buildings as set forth and approved by TPZ and/or ZBA
- The first number indicates the required minimum total floor area for a 1 story dwelling. The second number indicates the required minimum total floor area for a 1 1/2, 2 or 2 1/2 story dwelling. The third number indicates the minimum amount of such total minimum floor area which must be on the first floor of a 1 1/2 story dwelling. At least 600 square feet of floor area, which need not be finished, shall be above the first floor of a 1 1/2 story dwelling. The fourth number, if any indicates the required minimum floor space for living quarters per dwelling unit in a two-family dwelling. For dwellings without cellar, the minimum floor area shall be increased by a separate room containing at least 120 square feet for heating, utility and storage space.
- As to single and two-family dwellings existing in non-residence zones on (effective date of Regs.) the area, frontage, yard, coverage and height requirements shall be those of the A residence zone.
- As to certain uses in the PT zone, the area, frontage, yard, coverage and height requirements shall be those of the PBD zone (see Sec. 4.7.1). See Sec. 6.5 for area and frontage requirements for new motor vehicle or gasoline service stations.
- See Sec. 4.8.6 , 4.14.6, 4.15.6(Lot Coverage) EFFECTIVE 12/26/80 , 4/14/04
- See Sec. 4/8/10 (Building Height) EFFECTIVE 3/26/84
- See sec. 4.14.7, 4.15.7 (Front Yard) Effective 4/14/04
- Minimum required for new lots only – Effective 12/29/04
- Maximum floor area for 2nd floor accessory dwellings – Effective 12/29/04